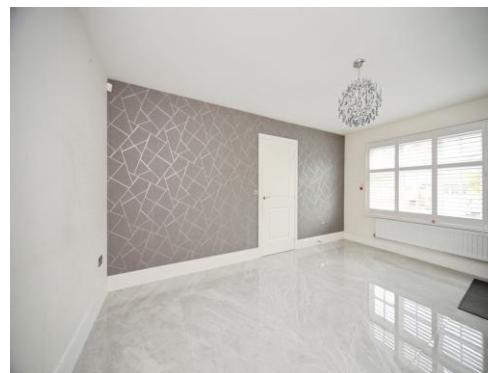




Connells

Armstrong Road
Luton



Property Description

Connells Bring To The Market A Beautifully Presented Four Bedroom Detached Family Home, Built In 2021 And Finished To A Very High Standard Throughout. Armstrong Road Is The Perfect Location For Commuting Towards London.

Armstrong Road Comprises Of A Spacious Entrance Hall. Cloakroom, Large Lounge And Beautiful Kitchen/Diner. The Upper Floor Comprises Of A Master Bedroom With An Ensuite, Three Additional Spacious Bedrooms And A Family Bathroom Suite. Externally The Property Has Off Street Parking, A Garage And Landscaped Rear Garden.

Armstrong Road is located off Kimpton Road in the new development called Eaton Green Heights in South Luton. Many local shops and amenities are located within walking distance including Luton Town Centre and both stations. Gypsy Lane is also within a short walk which has an array of shops. J10 of the M1 is also within easy reach. Great Bus links also provide you with easy access to Dunstable and the Airport, further benefits include a new Tesco opening shortly

Entrance

Double glazed door to front. Double glazed window to front. Radiator.

Cloakroom

Fitted with low level wc. Wash hand basin. Partly tiled. Radiator. Double glazed window to front.

Lounge

16' 7" x 11' 9" (5.05m x 3.58m)
Double glazed window to front. Radiator. TV & Telephone point.

Kitchen / Diner

16' x 25' 2" (4.88m x 7.67m)
Fitted with wall and base units. Sink drainer.

Work surfaces. Partly tiled. Integrated appliances. Island. Storage cupboard. Electric oven. Gas hob. Cooker hood. Radiator. Double glazed window to rear. Double glazed patio doors to rear.

Utility Room

6' 5" x 6' 3" (1.96m x 1.91m)
Fitted with wall and base units. Plumbing and spacer for appliances. Sink drainer. Work surfaces. Double glazed door to side.

Landing

Loft hatch. Radiator.

Bedroom One

15' 5" x 11' 8" (4.70m x 3.56m)
Double glazed window to front. Radiator. Built in wardrobe.

En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Double glazed window to rear.

Bedroom Two

9' 7" x 11' 1" (2.92m x 3.38m)
Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Three

13' 5" x 9' 2" (4.09m x 2.79m)
Double glazed window to front. Radiator. Built in wardrobes.

Bedroom Four

7' 4" x 9' 1" (2.24m x 2.77m)
Double glazed window to rear. Radiator. Built in wardrobes.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shaver point. Heated towel rail. Partly tiled. Extractor fan.

Outside

Front Garden

Rear Garden

Patio area. Laid to lawn. Side access to street.

Garage





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: E

view this property online connells.co.uk/Property/LUT317706



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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